ENFIELD PLANNING AND ZONING COMMISSION REGULAR MEETING

AGENDA

THURSDAY SEPTEMBER 22, 2022 – 7:00 PM ENFIELD TOWN HALL - COUNCIL CHAMBERS 820 ENFIELD STREET - ENFIELD, CT

Watch the meeting live on YouTube: https://www.youtube.com/watch?v=LjV9TrByCx0

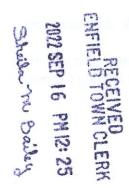
- 1. Call to Order & Pledge of Allegiance
- 2. Fire Evacuation Announcement
- 3. Roll Call
- 4. Approval of Minutes
 - a. September 8, 2022 Regular Meeting
- 5. Town Attorney Report
- 6. Public Participation
- 7. Bond Release(s)
- 8. New Public Hearings
- 9. Old Public Hearings
 - a. PH# 3040MA 1297 Enfield Street-Zone change request from HR-33 to SDD; Felician Sisters of North America Real Estate Trust, Applicant/Owner; Map 49/Lot 2; HR-33 Zone. Public Hearing closed – Action pending

10. New Business

- a. SPR# 1901- 160 Spring Street- Application for the demolition of 2 small warehouses and the construction of a new building; Andrew Crane, Applicant; Kelly-Fradet Lumber, Owner; Map 21/Lot 2: I-1 Zone.
- **b. XZA# 3048** Application of Town of Enfield to modify Section 8.20 of the Marijuana Regulation for separating distances within the BR zone and eliminate variances.

11. Old Business

- a. SPR# 1900- 7 Hazard Ave- Administrative approval request for a drive-up ATM; The Colvest Group, Applicant; G&R Properties, LLC, Owner; Map 45/Lot 10; BR Zone. CONTINUED TO OCT 13, 2022 possible withdrawal tentative.
- **b.** SPR# 1900 35 Enfield Street Administrative approval request for a Retail shop to be located in a store that has been restaurant and personal service shop. Muhammad Ali Saleem owner/applicant. Map 35/lot 192 .BL zone.
- 12. Other Business Discussion on Public Art and/or Murals
- 13. Correspondence
- 14. Commissioner's Correspondence
- 15. Director of Planning Report
- 16. Opportunities/Unresolved Issues
- 17. Receipt of applications
 - a. PH# 3043- 78 Park Avenue Special Use Permit Application for new construction of a duplex home; Onyx Building & Remodeling, LLC, Applicant; Lori Longhi, Owner; Map 39/Lot 4; R-33 Zone Withdrawn
 - **b. SPR# 1902 90 Alden Ave –** Application request from Bellsite Development, LLC to replace existing vacant gym with two story, 20-unit apartment building.



- c. SPR# 1899 18 Mullen Rd Application request from Connecticut Organics, LLC for expansion of the outdoor storage area from the current 20% to 37% for the storage of forestry related products/mulch for final distribution. Withdrawn
- d. PH# 3047 18 Mullen Rd Application request from Connecticut Organics, LLC for expansion of the outdoor storage area from the current 20% to 40% for the storage of forestry related products/mulch for final distribution.
- e. XZA# 3048 Application of Town of Enfield to modify Section 8.20 of the Marijuana Regulation for separating distances within the BR zone and eliminate variances.

18. Adjournment

Note: The next Regular Meeting is October 13, 2022. All materials are available for review on the Enfield Planning & Zoning Commission website: https://www.enfield-ct.gov/707/Planning-Zoning-Commission